114.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,700 / 663,700
					USE VALUE:	663,700 / 663,700
					ASSESSED:	663,700 / 663,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
214		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHIANO MICHEAL C & LAURA J
Owner 2:	
Owner 3:	
Street 1:	214 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WESTCOTT MARGUERITE J -
Owner 2:	-
Street 1:	214 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,748 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1792 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4748.000	266,600	3,400	393,700	663,700
Total Card	0.109	266,600	3,400	393,700	663,700
Total Parcel	0.109	266,600	3,400	393,700	663,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.37 | /Parcel: 370.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73173
GIS Ref	
GIS Ref	
Insp Date	08/23/18

!8873!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,600	3400	4,748.	393,700	663,700	663,700	Year End Roll	12/18/2019
2019	101	FV	213,400	3400	4,748.	399,300	616,100	616,100	Year End Roll	1/3/2019
2018	101	FV	213,100	3400	4,748.	298,100	514,600	514,600	Year End Roll	12/20/2017
2017	101	FV	213,100	3400	4,748.	270,000	486,500	486,500	Year End Roll	1/3/2017
2016	101	FV	213,100	3400	4,748.	258,700	475,200	475,200	Year End	1/4/2016
2015	101	FV	207,900	3400	4,748.	219,400	430,700	430,700	Year End Roll	12/11/2014
2014	101	FV	207,900	3400	4,748.	208,100	419,400	419,400	Year End Roll	12/16/2013
2013	101	FV	207,900	3400	4,748.	198,000	409,300	409,300		12/13/2012

PRINT

Date	Time
12/10/20	23:24:43

LAST REV

Date	Time
11/13/19	09:09:40
danam	

PAT ACCT. 8873

USER DEFINED

Prior Id # 1:	73173
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WESTCOTT MARGUE	54545-52		4/15/2010		420,000	No	No		
WESTCOTT KENNET	28553-298		5/8/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2019	982	Addition	31,000	O				
8/24/2010	1034	Manual	3,000					NEW SHEETROCK/INSU

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	345	PATRIOT
2/11/2000	Mailer Sent		
2/7/2000	Measured	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4748		Sq. Ft.	Site		0	70.	1.18	5									393,707						393,700	

Total AC/HA: 0.10900 | Total SF/SM: 4748 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,707 | Spl Credit | Total: 393,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386446
Depreciation:	119798
Depreciated Total:	266648

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9		BRs:	3		Baths:	2		HB		

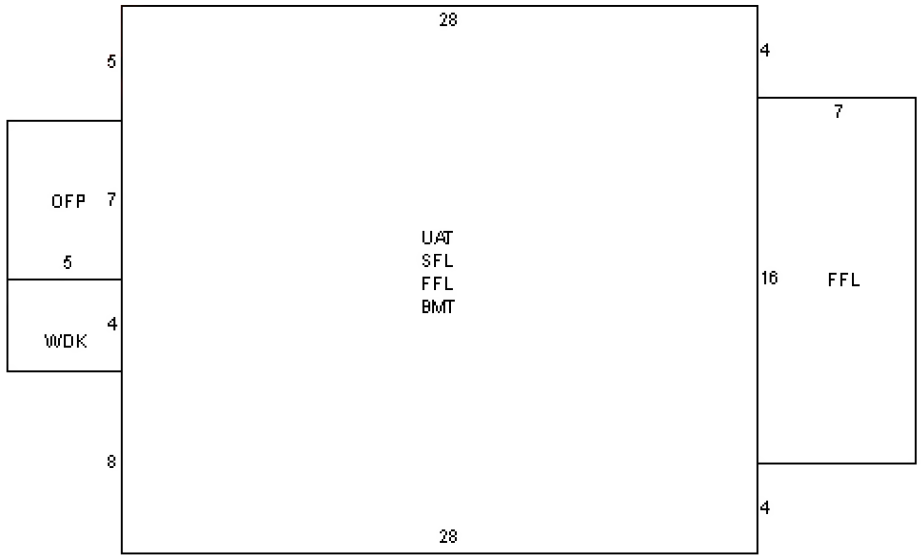
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.73
Special Features:	0	Val/Su Net:	113.40
Final Total:	266600	Val/Su SzAd	183.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	784	168.730	132,287
BMT	Basement	672	67.070	45,072
SFL	Second Floor	672	168.730	113,389
UAT	Upper Attic	168	67.490	11,339
OFP	Open Porch	35	44.000	1,540
WDK	Deck	20	16.000	320

Net Sketched Area:	2,351			Total:	303,947
Size Ad	1456	Gross Are	2855	FinArea	1792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400